



MEMORANDUM

To: Planning & Zoning Commission
Town of Darien, CT

From: Glenn Chalder, AICP

Date: May 9, 2017

Subject: **Possible Business Zoning Approaches**
Darien Zoning Regulations

This Memorandum is intended to provide a framework for discussion in order to identify policy options which the Planning and Zoning Commission may wish to consider.

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A. Introduction

1. Overview

The 2016 Plan of Conservation and Development (POCD) recommended that the Commission evaluate the business zoning approach in Darien in order to see if the overall approach could be improved and/or simplified. This Memorandum is a first step in addressing that POCD recommendation.

Over time, the Darien Zoning Regulations have become a compilation of requirements and amendments that met a need at the time they were adopted but may no longer be needed or relevant. Conducting a review of business zoning in the community and determining the best future course for Darien is an important event.

The 2016 POCD observed that:

Since Darien may have more business zoning districts than are useful and distinguishable, the Commission may undertake a review of the various zoning districts and their locations to determine if they are accomplishing what the community desires in an efficient way. The subtle distinctions between uses in some of the zoning districts and locations might be modified to **better meet community goals and objectives**. Over the long term, it may be more viable for Darien to think about its broad performance objectives for each of the main business areas in the community and how to get the best results from each.

Since Darien is mostly built out, there are not a lot of opportunities for new business development. However, there are opportunities for redevelopment.

Having good regulations in place will Darien accomplish its overall goals and objectives.

2. Background

Communities Are Seeking Business Development - Many communities seek business and economic development since it can make goods and services available within the community, provide net tax revenue to support local services, provide employment, and/or enhance the overall community character and quality of life. For these reasons, many communities are “competing” to attract appropriate business and economic development.

The Market Dynamics Are Changing - At the same time, there appear to be some seismic shifts going on in the office and retail/service sectors that Darien may want to consider. Darien benefitted from the trend of suburban office expansion in the latter part of the 20th century and a number of major office buildings and complexes were built during that timeframe. However, in recent years, there have been several trends (on-line services, home office, corporate retrenchment / relocation, etc.) which appear to have changed the demand for suburban office space.

In addition, the trend towards on-line shopping has changed the demand for certain types of retail. If people are looking for the lowest price or for something specific or for something they consider a commodity, they are often purchasing on-line. The large suburban malls with anchor stores that were popular in the latter part of the 20th century may soon (if not already) be surpassed by “experiential retail” situations (like Downtown Darien and the vision for Noroton Heights) where people can be part of a multi-dimensional experience in a walkable, pedestrian-friendly setting.

As the demand for retail space changes, there is more interest in (and more opportunities for) establishing service-oriented businesses.

It Is Timely To Review Business Zone Regulations - So, in order to retain and attract the businesses Darien wants in a changing world, it makes sense of Darien to revisit its business zoning to ensure that it is requiring the things that are important to the community but not discouraging or preventing uses that would enhance the community and its quality of life.

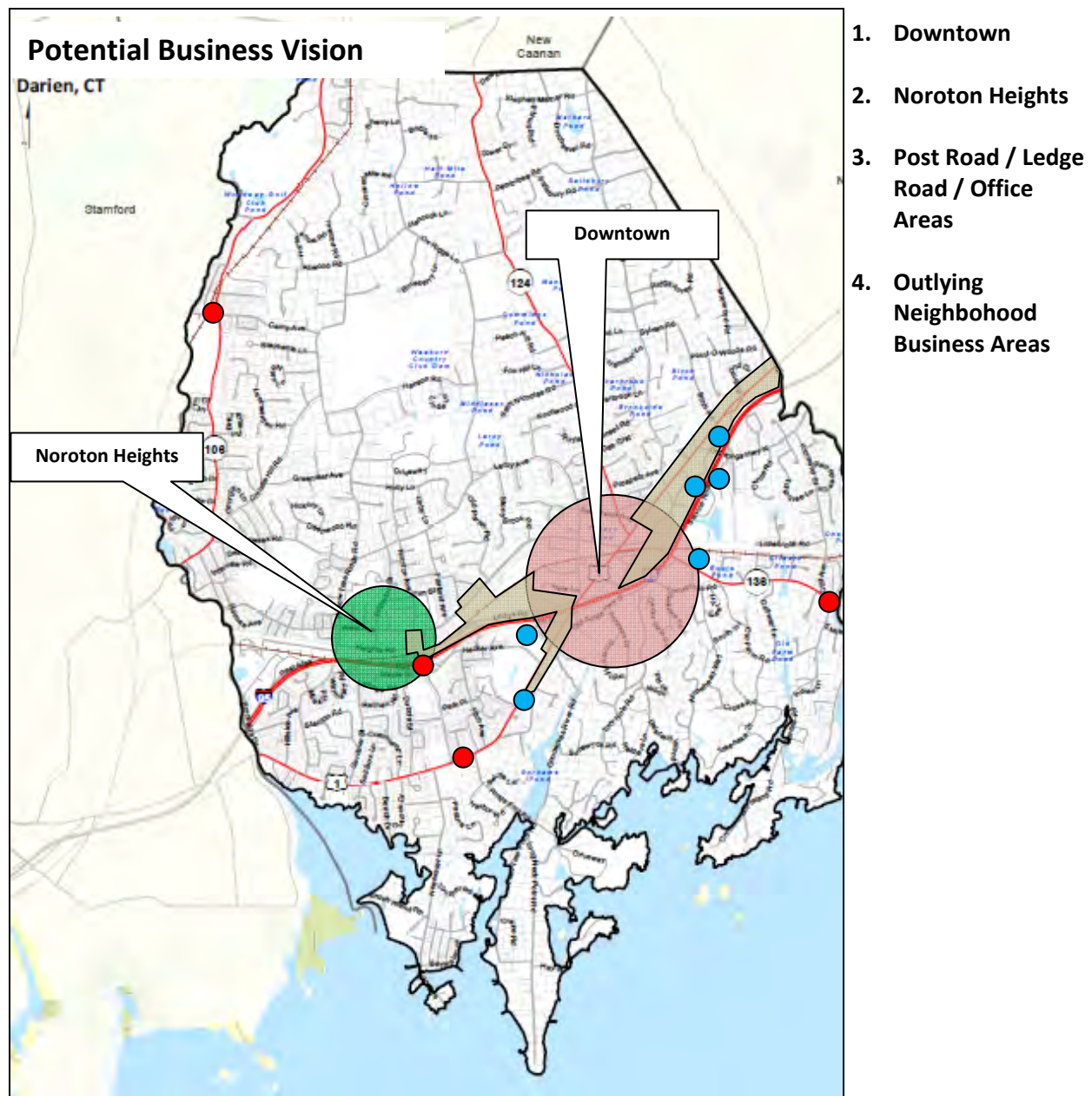
This review will look at the locations, boundaries, and provisions for:

- the Central Business area,
- the Noroton Heights area,
- the Design Commercial zones (three locations),
- the Design Business zones (two zones / four locations),
- the Service Business zones (two zones / four locations),
- the various office zones (three zones / eight locations), and
- the Neighborhood Business zones (one zone / three locations).

B. Possible Goals and Objectives

1. Possible Overall Vision

Consider an Overall Vision for Business Zones – With all of the overlay zoning districts in Darien, it appears there are **19 unique business zoning district combinations**. If we take a step back to think about how we might want to guide future business growth, there may be **four basic areas**. Simplifying the overall business vision for Darien might allow us to focus on what we want to encourage and what we want to discourage from an overall community development perspective:



2. Possible Approach

Simplify The Number of Business Zones – If the above vision makes sense, it could be possible to reduce from 19 districts to 6 or so districts.

Simplify the Uses Permitted In Business Zones – Some of the use distinctions are quite detailed and this may discourage or prevent some potential uses due to changing market conditions or outdated provisions. Revisiting and revising the uses allowed in business zoning districts can be an opportunity to reflect what the vision is for the different business districts.

Update The Boundaries of Business Zones – In addition, the boundaries of the zoning districts might be modified in some areas to reflect existing and desired uses.

3. Possible Corollary Steps

Update The Use Definitions – If the above vision makes sense, the use definitions should be updated.

Revisit Parking Standards – Certain parking standards should be updated.

Clarify The Permit Process – The terminology in the permit process could be revised to make clear what type of permit is required and what the process will be.

Update Special Permit Criteria – If the above vision makes sense, the use definitions should be updated.

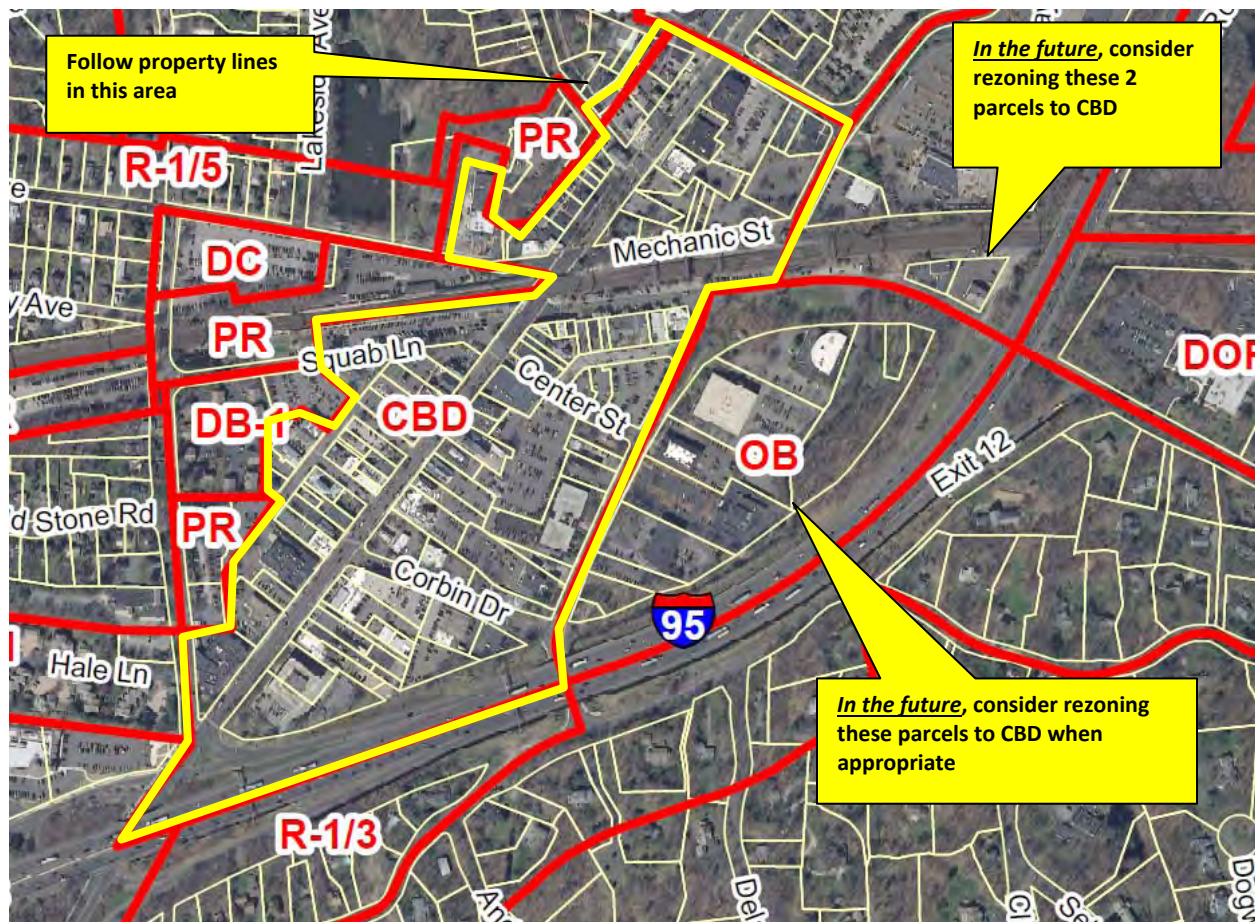
C. Possible Approach – Specific Zones

1. Downtown Darien

Map– Minor Tweaks

Some minor tweaks to the zone boundaries of the Central Business District (CBD) are recommended to follow property lines.

The POCD discussed the possibility of extending the CBD zone to include the Office-Business zoned area east of Old Kings Highway South but it may be premature to do that until the Corbin redevelopment has progressed. The two DC-zoned parcels north of Tokeneke Road might also be re-evaluated in the future.



Text– Changes May Not Be Warranted At This Time

Overall, the Zoning Regulations for the Downtown area appear to be working well and the fact that the Commission recently processed modifications for the Corbin Sub-Area may mean that no additional changes should be considered at the present time.

The 2016 POCD recognized the overall importance of Downtown Darien as the primary focal point in the community and laid out some strategic objectives:

- Encourage appropriate development
- Maintain character
- Enhance the downtown street system
- Enhance pedestrian-friendliness
- Manage downtown parking
- Modify Downtown Zoning Regulations
- Address other Downtown issues

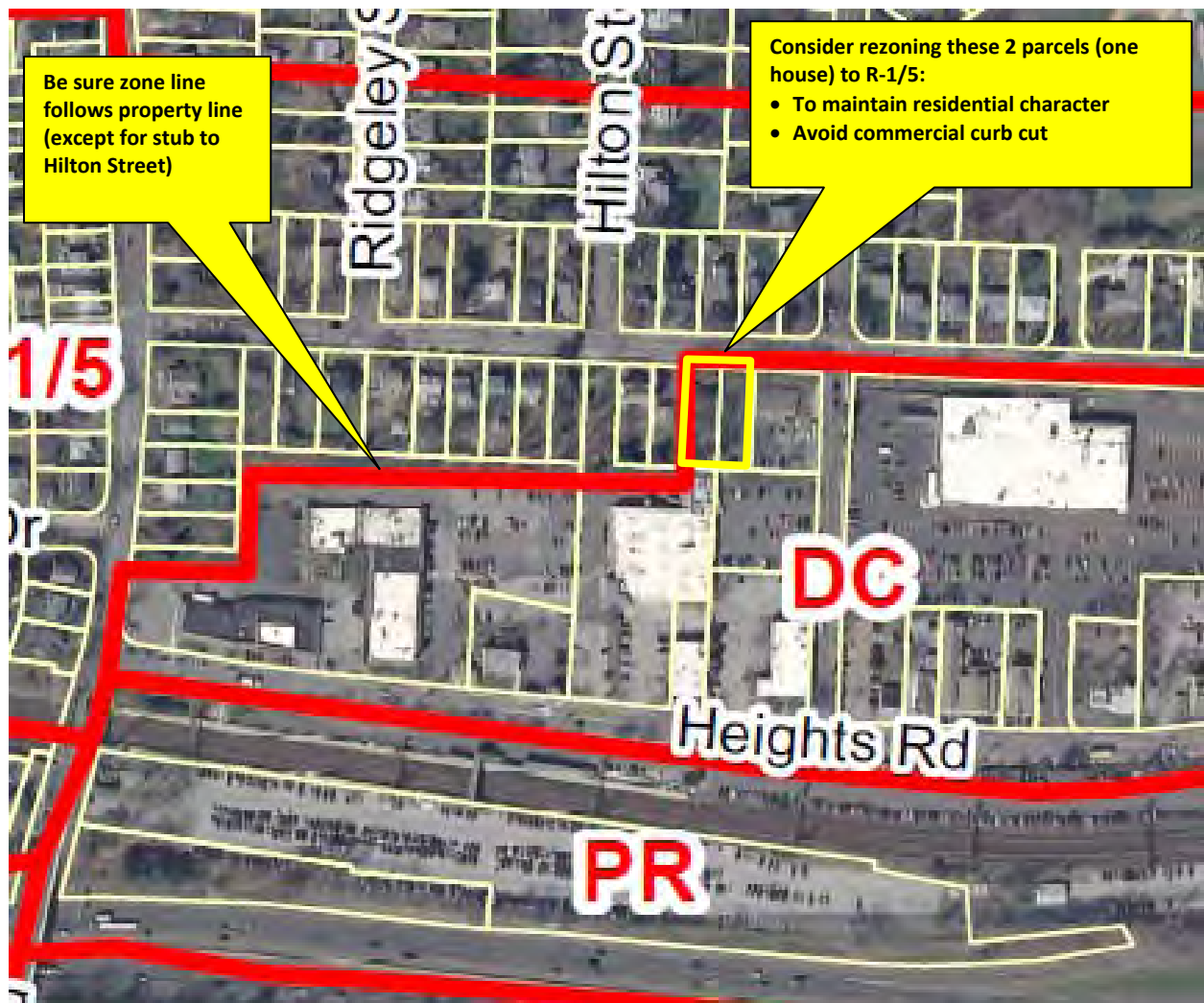
If the Commission did want to evaluate possible changes to the Zoning Regulations for the Downtown area, some issues might include:

1. Whether to designate the CBD zone as a “village district” to give the Commission stronger authority over design issues.
2. Whether to extend some of the changes enacted for the Corbin Sub-area to other parts of the CBD:
 - parking requirements (stall size, space requirements, etc.).
 - building bulk standards (building height, floor area ratio, etc.).
 - Any modifications to permitted uses (including provisions relative to residential use).

2. Noroton Heights

Map– Change To A Grounded Zone / Remove Residential Lot(s)?

The boundaries of the Noroton Heights Redevelopment (NHR) District appear reasonable at this time with the exception of 2 residential lots (with 1 house) to the west of the People's United Bank. To preserve the residential character of West Avenue (and avoid commercial use accessing West Avenue), the Commission may wish to consider changing these lots to R-1/5 zone as exists in this area.



Text– Change Overlay Zone To A Grounded Zone?

At the present time, this area is zoned Designed Commercial with a Noroton Heights Redevelopment (NHR) overlay. The NHR overlay allows building coverage to increase from 20% to 35% but requires a Special Permit for any new construction.

To promote the desired development pattern in the Noroton Heights area, it may be desirable to change to a grounded zone, the Noroton Heights (NH) District, rather than having one or more property owners opt out of the desired development pattern.

The 2016 POCD recognized Noroton Heights as a secondary focal point in the community and laid out some strategic objectives:

- Transform Noroton Heights business area
- Address the roadway system
- Enhance pedestrian-friendliness
- Ensure appropriate character
- Guide private development
- Enhance the train station and associated areas
- Address other issues in Noroton Heights

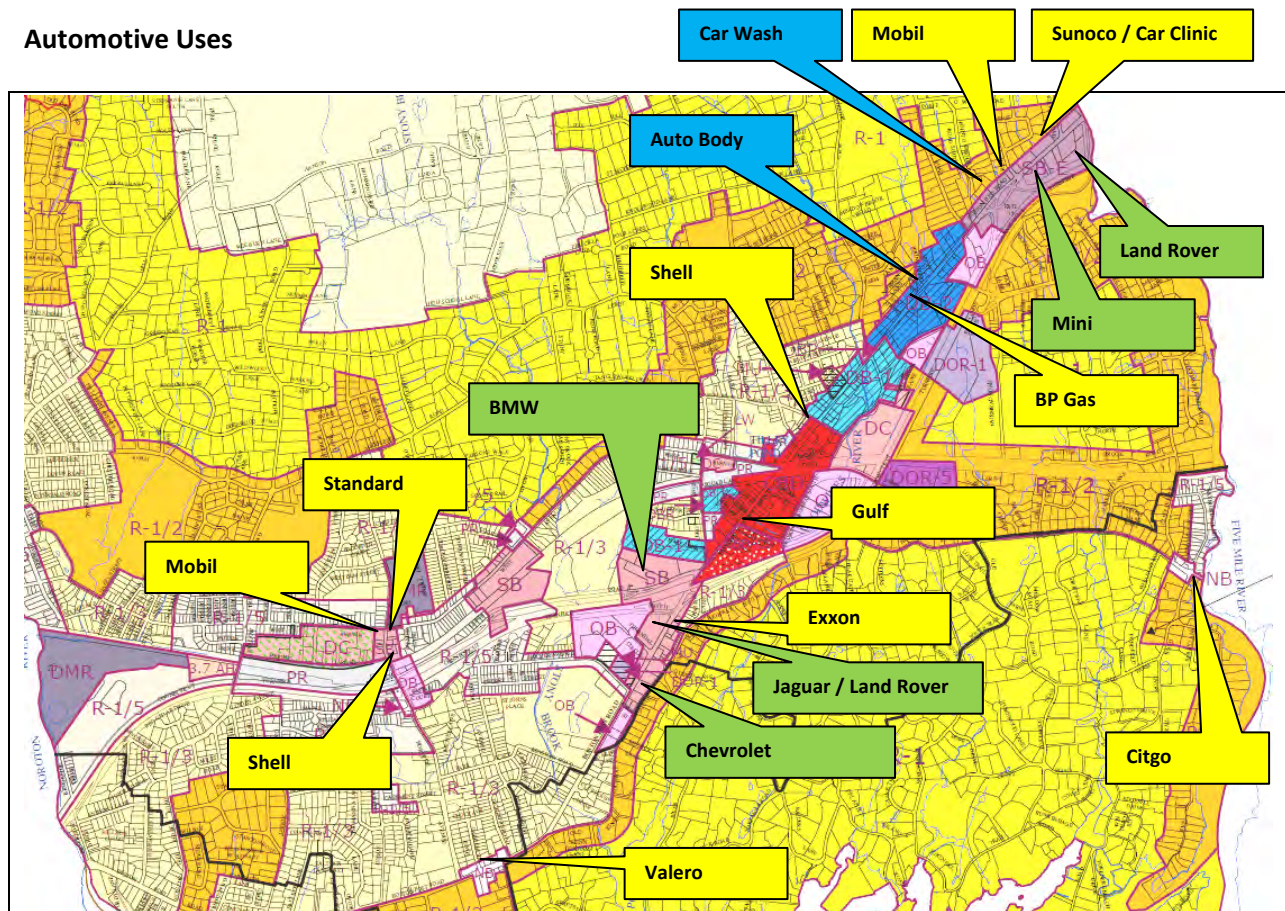
3. Service Business Districts

According to the purpose statements, the Service Business (SB) and Service Business East (SBE) zoning districts are intended to provide for certain types of business uses which:

- serve a community need or convenience,
- are automobile-oriented, or
- require outdoor sales or storage areas.

The Service Business and Service Business East districts in Darien are the only districts in Darien that allow automotive uses. For this reason, it is suggested that these districts be retained but merged into one district.

Automotive Uses



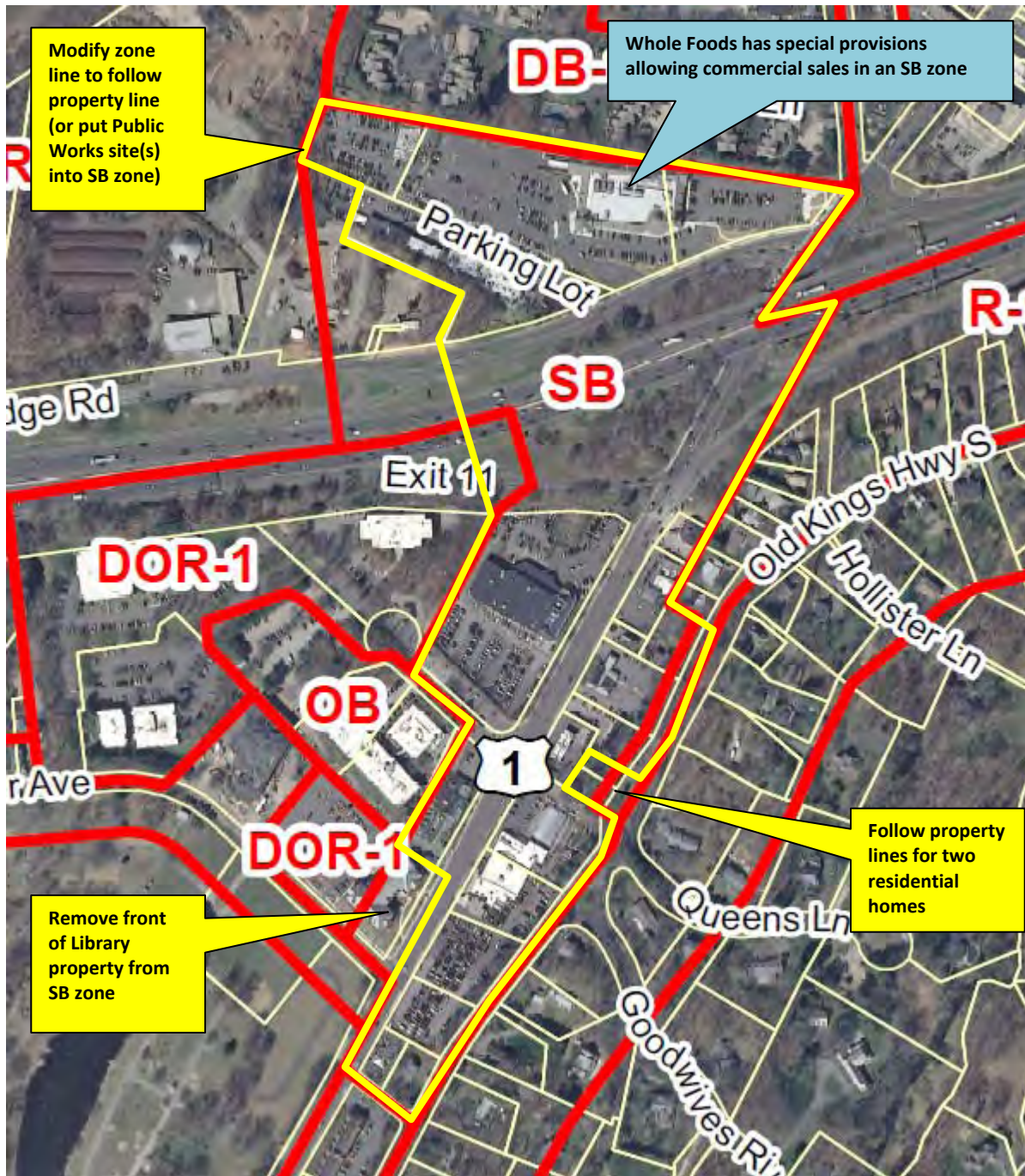
	Gas Stations	Car Dealerships	Service Facilities
Service Business	4 in SB	3 in SB	
Service Business East	2 in SBE	2 in SBE	1 in SBE
Other District	2 in CBD 1 in DB-2 1 in NB 1 in R-1/2		1 in DB-2

Map– Combine To One Zone / Tweak Some Zone Boundaries

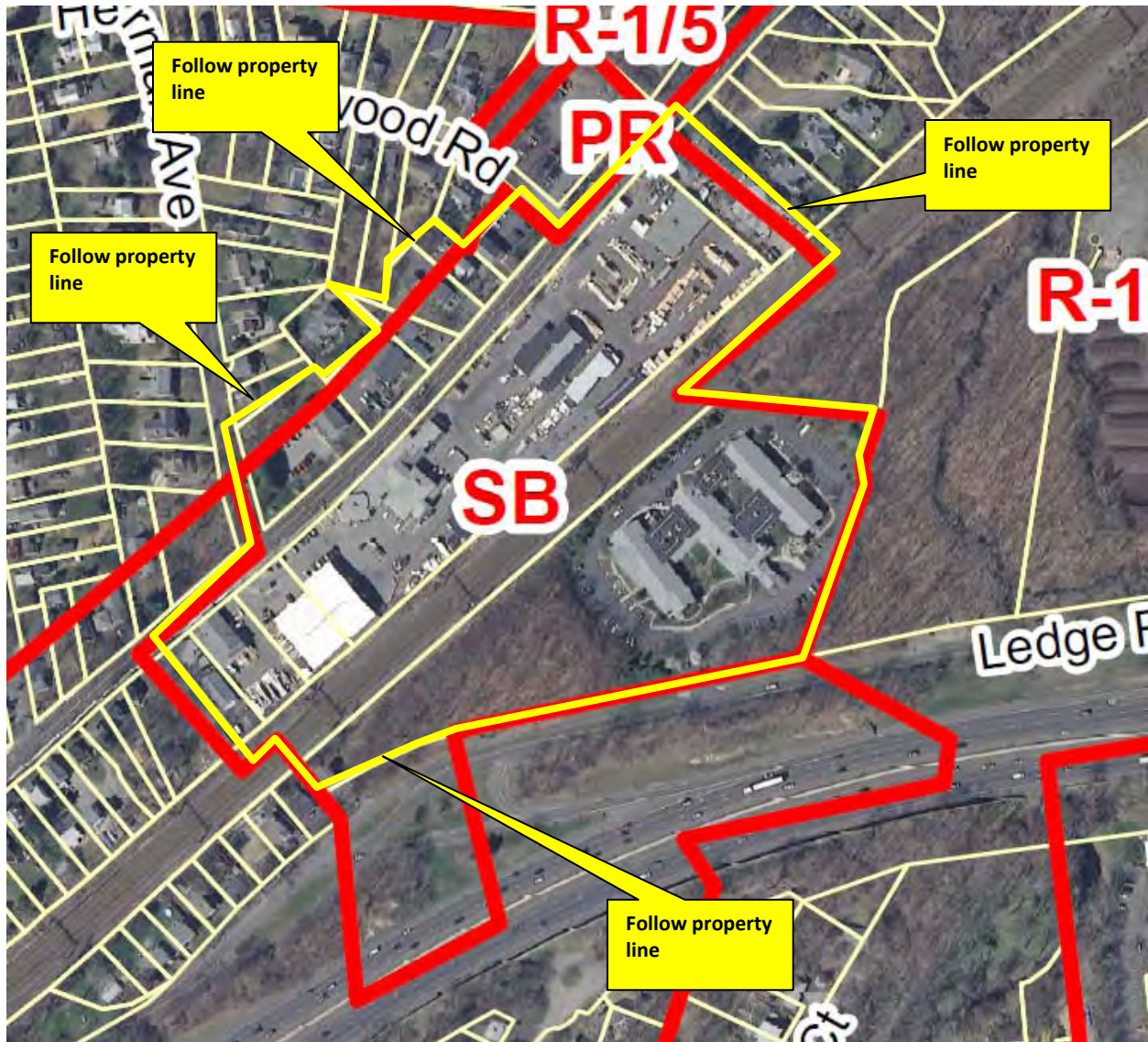
Combine both Service Business zones to one zone and tweak some district boundaries as shown in the attached graphics.



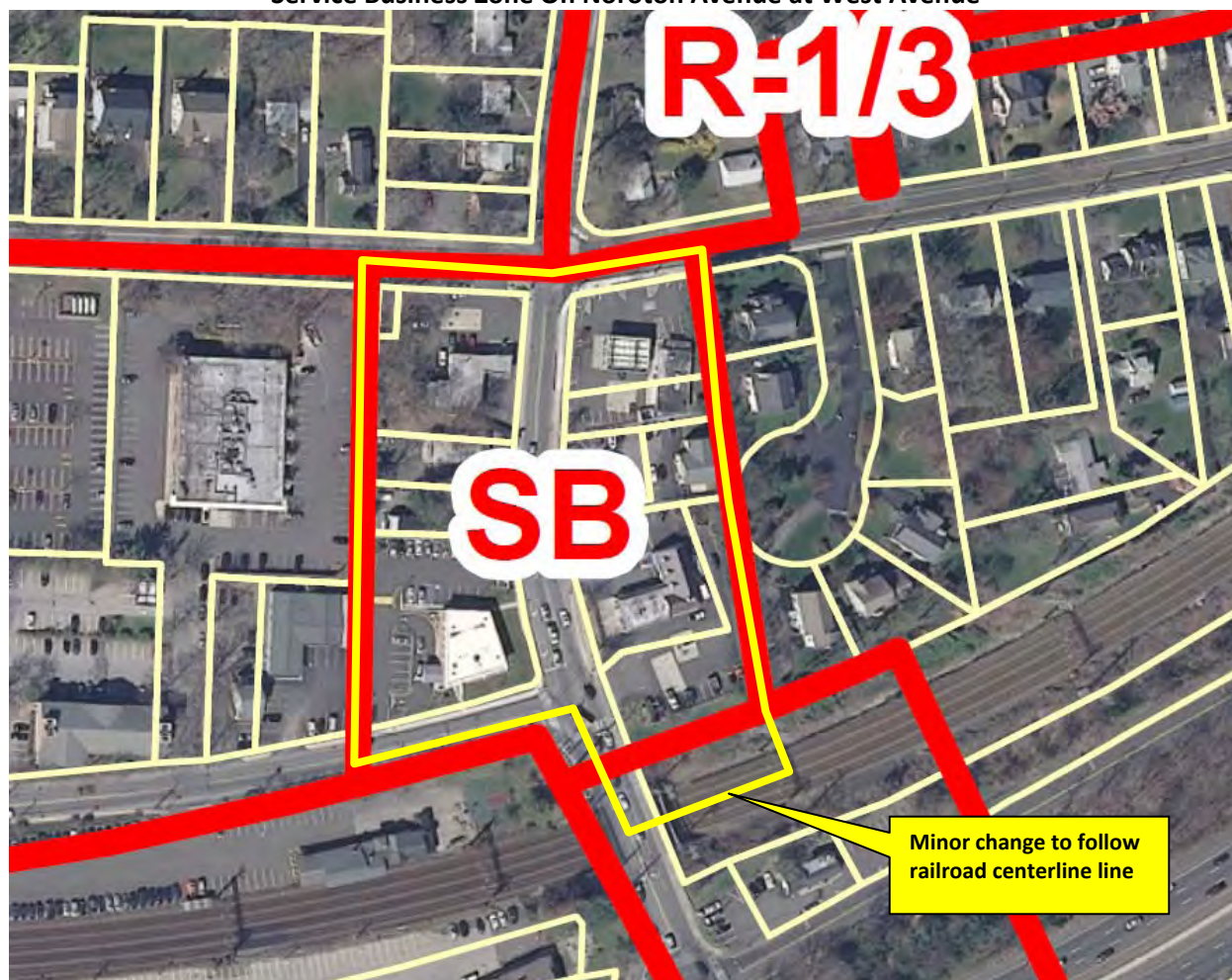
Service Business Zone On Post Road At I-95



Service Business Zone On West Avenue



Service Business Zone On Noroton Avenue at West Avenue



Text– Combine To One Zone / Tweak Some Uses?

Combine both Service Business zones to one zone and tweak some permitted uses as shown below.

Possible Service Business Zone (SB) Provisions

Purpose

The Service Business Zone (SB) is intended to:

- allow for certain types of business uses which serve a community need or convenience and,
- allow for housing in certain situations in an effort to encourage affordable residential units, and
- provide for an effective transition to any adjacent residential districts.

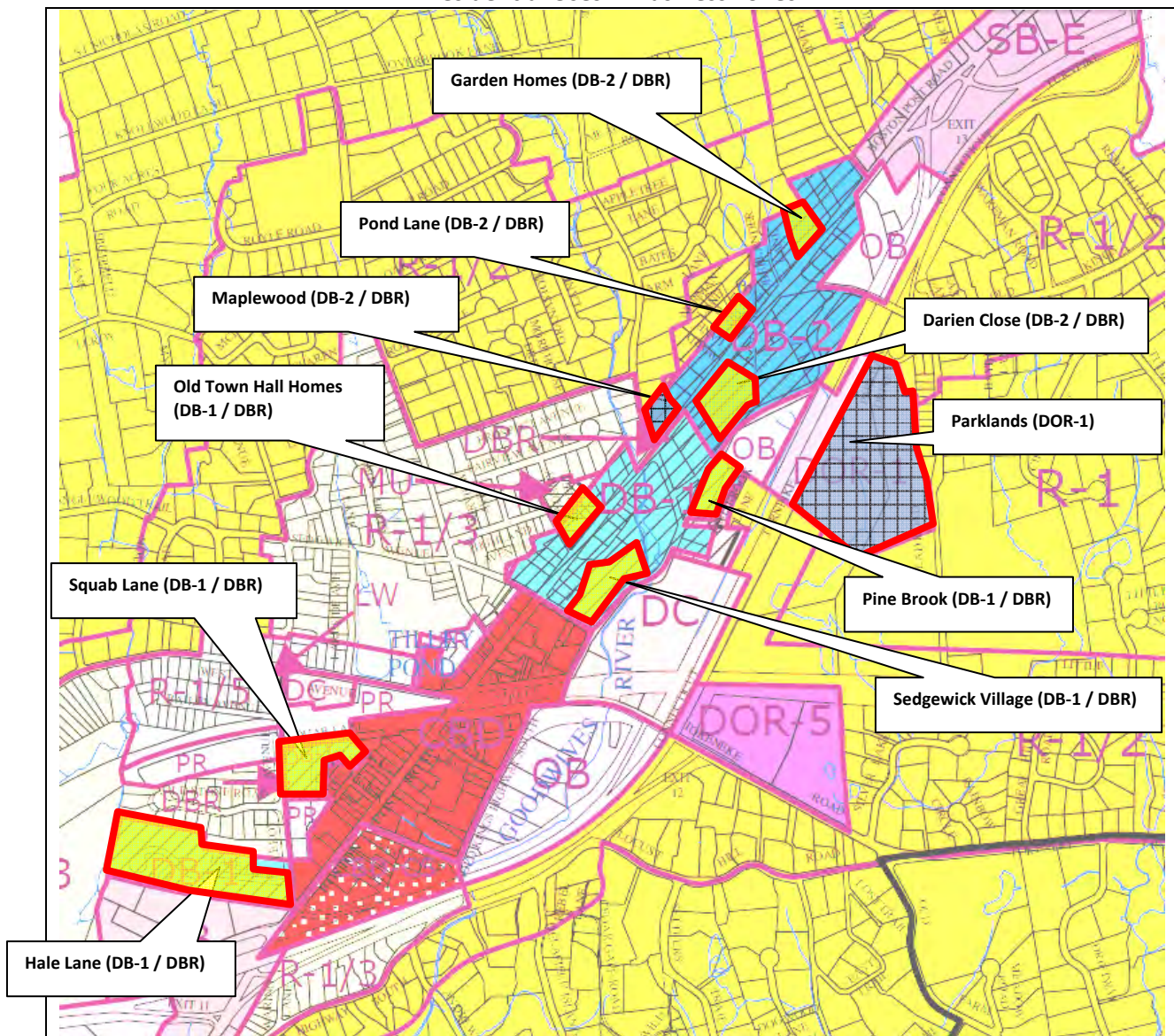
Permitted Principal Uses	SB
Commercial sales and service which are either automobile-oriented or <u>generally requiring external</u> storage or activity.	Site Plan
Restaurants provided that at least <u>1,200 square</u> feet of indoor space shall be devoted to customer tables and seating area	Special Permit
Commercial sales and service <u>not requiring external</u> storage or activity.	Special Permit
Home improvement contractors, home improvement suppliers and other similar service contractors	Special Permit
Automotive services as defined in Section 210 except that sale of vehicles is not allowed within 100 feet of a residential zone	Special Permit
Medical office and/or clinic on parcels of <u>one acre</u> or smaller	Special Permit
Veterinary hospitals, clinics and indoor kennels	Special Permit
Catering Business	Special Permit
Dwelling units located on upper floors of buildings not utilized for automotive services	Special Permit
Assisted Living Facility, Independent Living Facility or a combination thereof. See <u>Section 668</u>	Special Permit
Public and semi-public buildings and uses	Special Permit
Protected Town Landmarks	Special Permit
Indoor recreation facilities	Special Permit
Hotels and inns	Special Permit

4. Designed Commercial / Designed Business Districts

According to the purpose statements, the Designed Commercial (DC) and Designed Business (DB-1 and/or DB-2) zoning districts are intended to provide for secondary level concentrations of retail uses which are deemed to be necessary to provide for the needs of the community.

The Designed Commercial District includes Goodwives Shopping Center and the Koon's lot at the Darien train station. The Designed Business districts are located on Post Road East and on Leroy Avenue. The Designed Business and Residential (DBR) overlay allows multi-family use in almost all DB districts and a number of multi-family developments and institutional residential developments have been built.

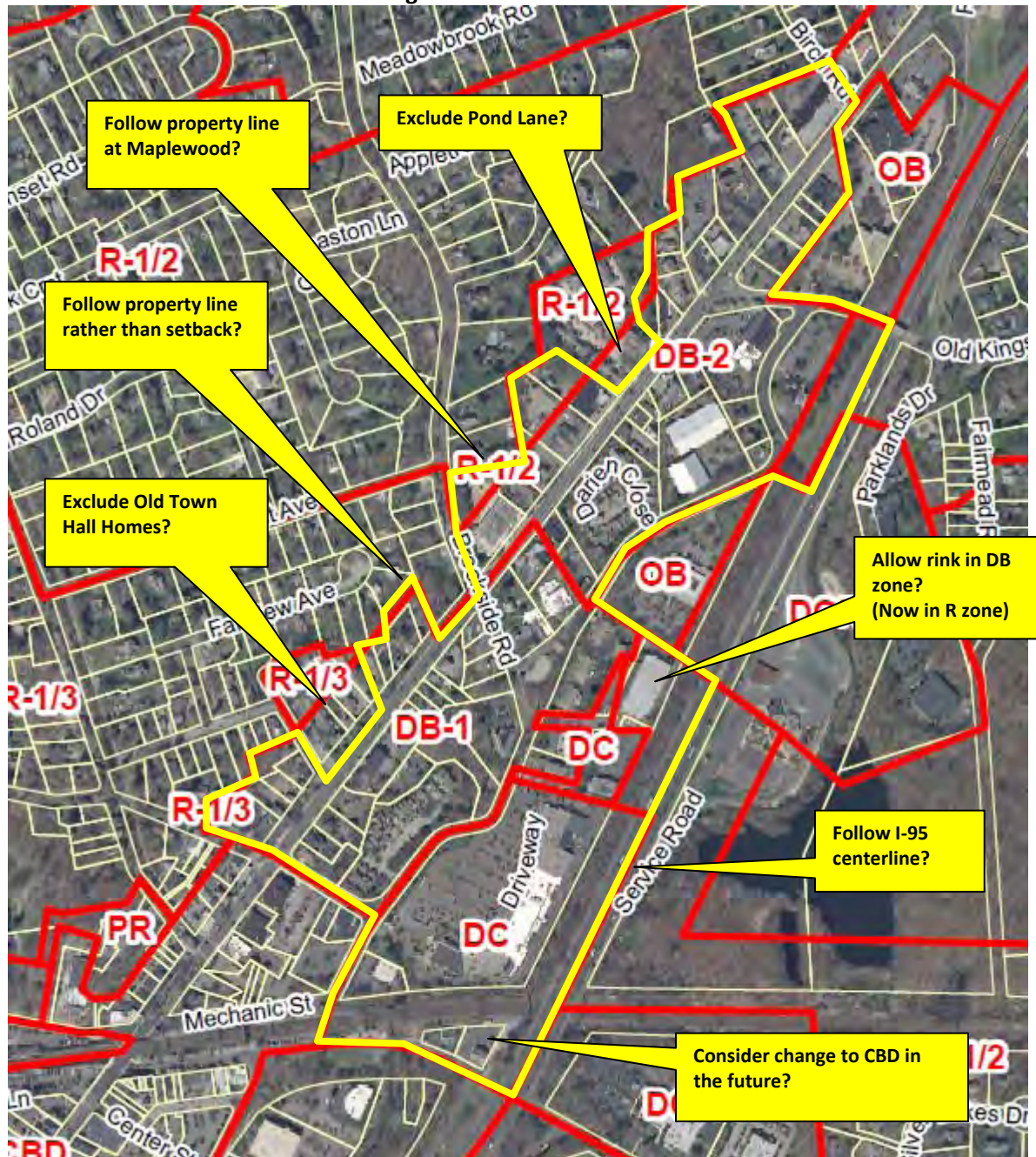
Residential Uses in Business Zones



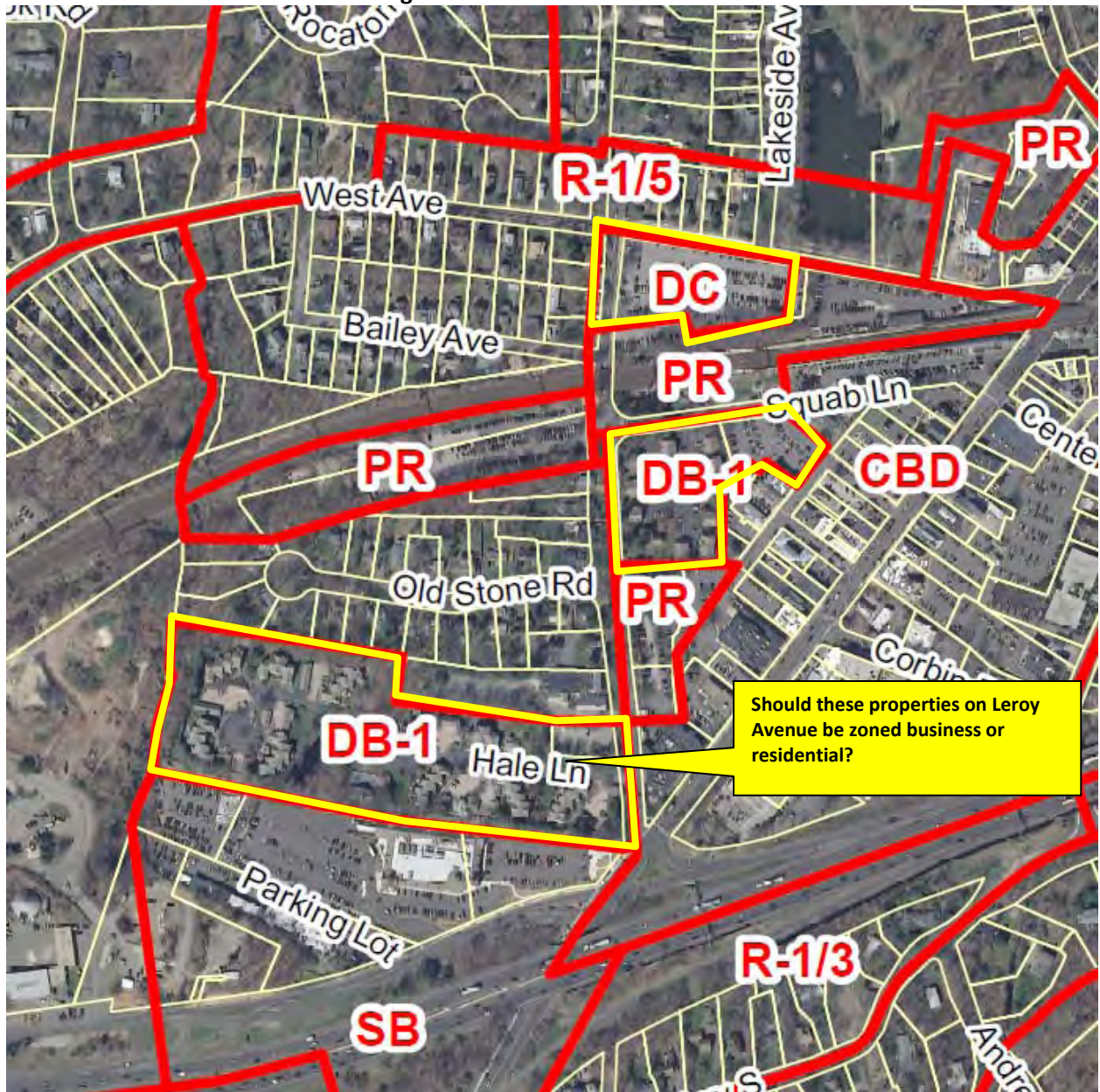
Map– Combine To One Zone / Tweak Some Zone Boundaries?

Combine Designed Commercial and Designed Business zones to one zone and tweak some district boundaries as shown in the attached graphics.

Designed Business Zone East of CBD



Designed Business Zone West of CBD



Text– Combine To One Zone / Tweak Some Uses?

Combine both Service Business zones to one zone and tweak some permitted uses as shown below.

Possible Designed Business Zone (DB) Provisions

Purpose

The Designed Business (DB) zone is intended to allow for secondary level concentrations of business uses and to establish sound transitions between the Central Business District and outlying business and residential zones. Particular emphasis is placed on quality of design, compatible land use patterns, and compatibility with any surrounding residential districts.

Special measures have been established to address traffic generation and circulation and assure that new development is consistent with the prevailing character of this district and the surrounding residential areas. This zone may allow certain residential-type uses if certain requirements and standards are met.

Permitted Principal Uses	DB
Commercial sales and services	Site Plan
Commercial sales and service <i>generally requiring</i> external storage or activity.	Special Permit
Personal Service Businesses	Special Permit
Restaurants, provided that such uses contain at least 800 square feet of indoor floor space devoted to customer seating area.	Special Permit
Business offices	Site Plan
Medical / Dental offices	Site Plan
Dwelling units on upper floors in a mixed use building	Special Permit
Multiple family dwelling units	Special Permit
Assisted Living Facility, Memory Care Facility or a combination thereof	Special Permit
Public and semi-public uses and buildings	Special Permit
Protected Town Landmarks	Special Permit
Indoor recreation facilities	Special Permit
Clubs and/or lodges	Special Permit

Special Controls

Consider a village district and/or special setback / height rules along the Post Road to maintain character and avoid monolithic facades close to the Post Road?

5. Office Zoning Districts

Darien has a three different types of office zones with some subtle distinctions between them:

- Designed Office and Research – 1 Acre (DOR-1)
- Designed Office and Research – 5 Acre (DOR-5)
- Office Business (OB)

Map– Merge Office Zones into One New Zone

The three office zoning designations could be merged into one new designation, perhaps designated simply as “Office Zone” (OZ):

- Darien Green (Post Road East)
- Parklands
- Old Kings Highway North
- Tokeneke Road
- Thorndale Circle
- Post Road West (west of Darien Library)

Note - The OB Zone on Noroton Avenue at Hecker Avenue could be considered for a NBD zone.

Text– Merge Office Zones into One New Zone

In terms of office uses, the overall zoning arrangement of Darien could be dramatically simplified by merging the office districts into one new district. This would eliminate some inconsistencies between districts and allow all such areas to have a “level playing field” with regard to uses and dimensional standards.

Since many office locations abut residential districts, maintaining effective buffer regulations will be important.

Possible Office Zone (OZ) Provisions

Purpose - The Office Zone (OZ) is intended to allow the establishment of office and other appropriate uses in keeping with the purposes set forth in these Regulations and in the Plan of Conservation and Development. Where such locations are adjacent to residentially-zoned districts, it is the intention to provide a landscaped buffer or other transition to such district.

Permitted Principal Uses	OZ
Business offices	Site Plan
Research and design laboratories, but excluding manufacturing, processing, assembly and packaging of products for sale or distribution	Site Plan
Medical / Dental offices	Site Plan
Medical clinics	Special Permit
Hotels and inns	Special Permit
Assisted living, memory care, or similar institutional residential facility providing care	Special Permit
Structured parking	Special Permit
Dinner theaters	Special Permit
Public and semi-public buildings and uses	Special Permit
Educational, philanthropic, cultural and/or recreational uses	Special Permit
Protected Town Landmarks	Special Permit
Clubs and/or lodges	Special Permit
Churches and other places of worship	Special Permit

Special Controls –

- The “Special Controls” would be integrated and made consistent.
- As discussed in the POCD in order to help create a pedestrian-friendly street environment, redevelopment in the OZ area east of Old Kings Highway South could:
 - allow first floor retail uses, and
 - moving these buildings closer to the street.

6. Neighborhood Business Districts

At the present time, Darien has three locations zoned as Neighborhood Business (NB):

- Tokeneke Road at Five Mile River
- Post Road at Noroton Avenue
- Noroton Avenue at Maple Street / Hecker Avenue

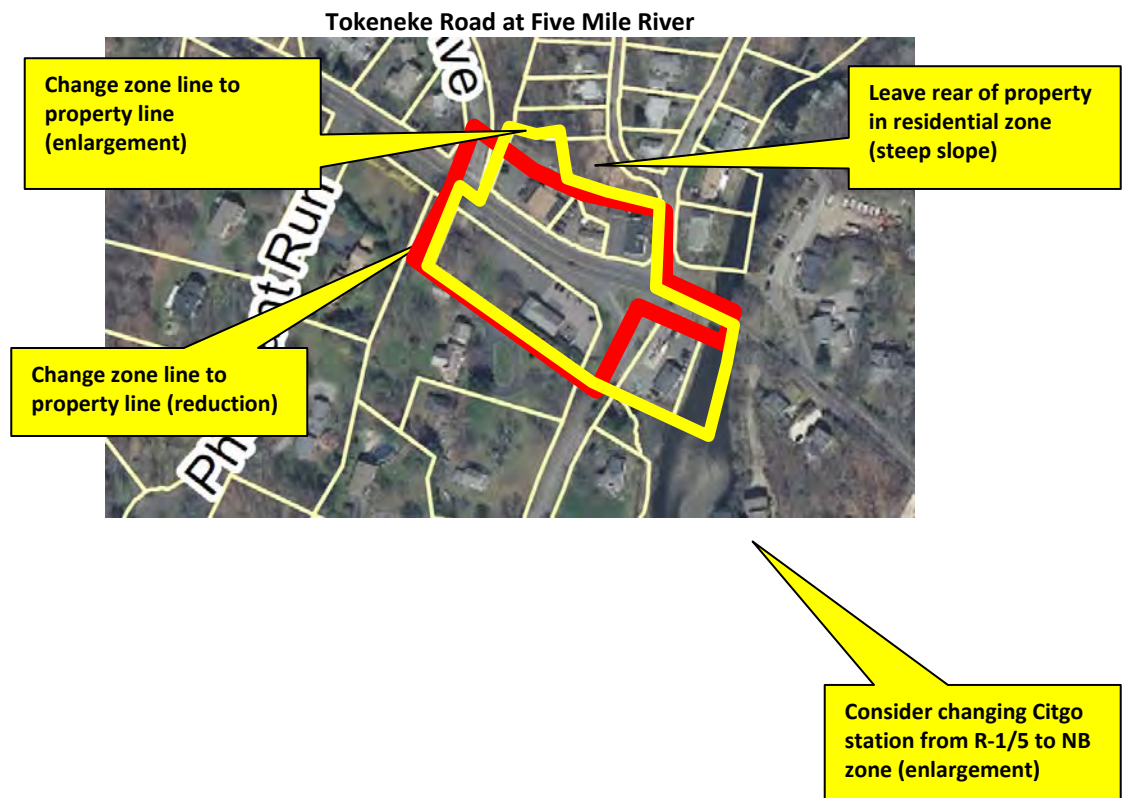
As stated in the Zoning Regulations:

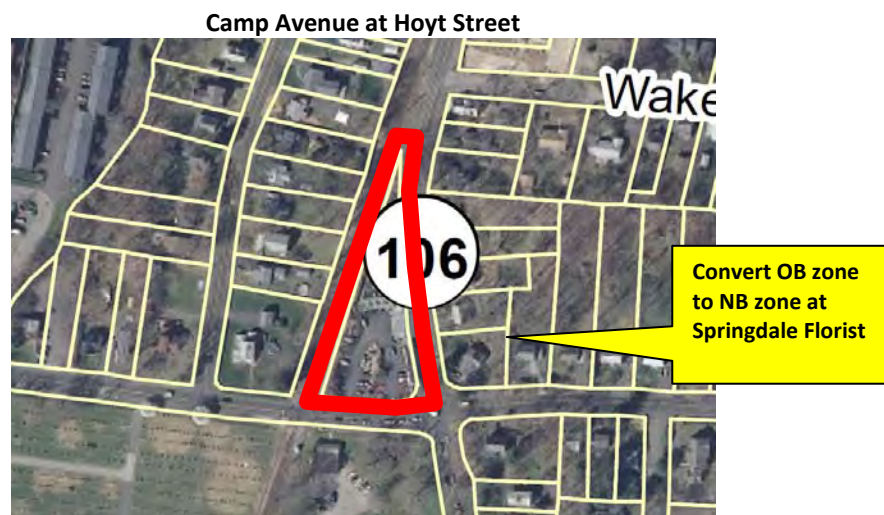
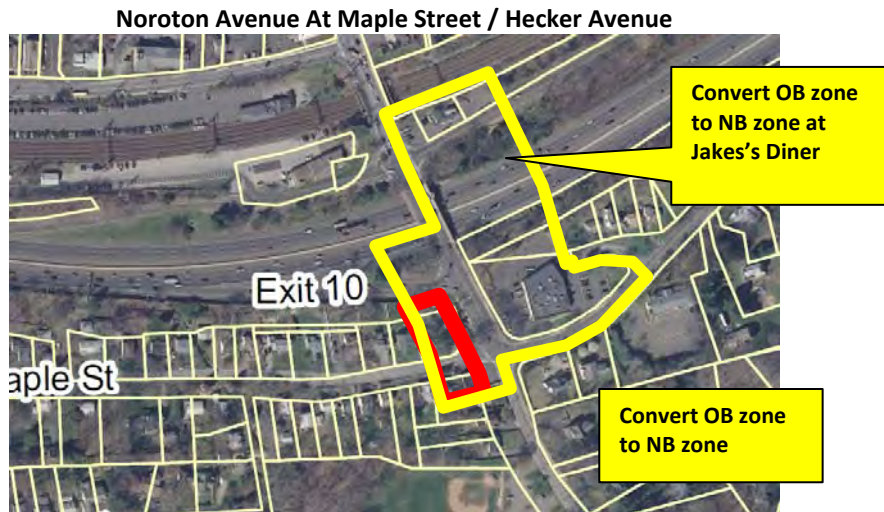
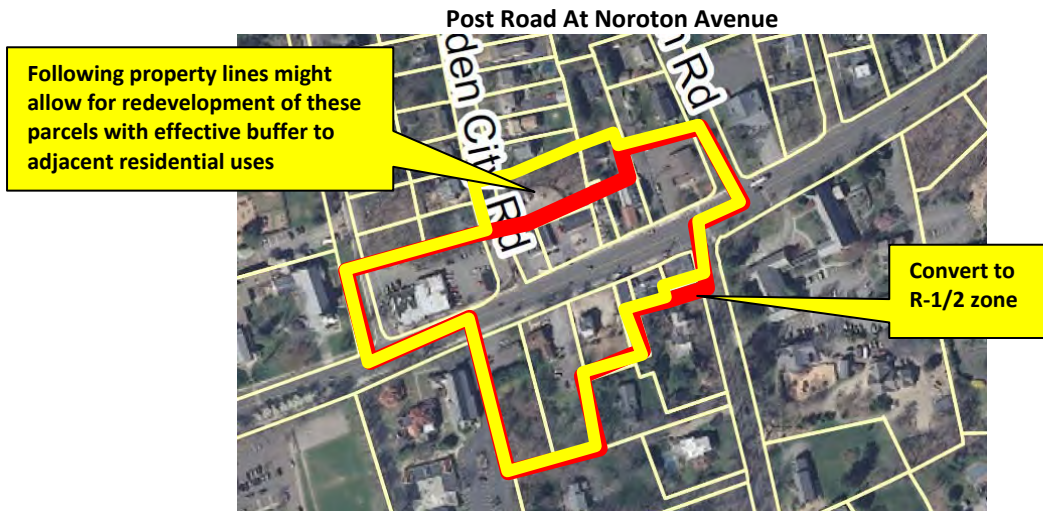
This zone is intended to provide local neighborhoods with conveniently located, controlled zones in which needed and desirable commercial sales and services, public and semi-public uses and other similar services can be offered in a manner which will not be detrimental to the surrounding residential area.

Map– Tweak Some Boundaries / Rezone Some Areas To NB

Tweaks to the zoning boundaries could be made at all three NB locations .

The ZBA had asked about the possibility of changing business uses in residential zones (such as Giovanni's) to a business zone but that has not been included at this time.





Text– Revise

The following changes are suggested to the Neighborhood Business Zone:

- Update the uses to reflect uses in existence and/or appropriate in a Neighborhood Business Zone
- Remove the language where the PZC interprets whether a use is appropriate
- Adjust area and bulk provisions

Possible Neighborhood Business (NB) Provisions

Purpose – The Neighborhood Business (NB) district is intended to provide local neighborhoods with conveniently located, controlled zones in which needed and desirable commercial sales and services, public and semi-public uses and other similar services can be offered in a manner which will not be detrimental to the surrounding residential area.

Permitted Principal Uses	NB
Commercial sales and services in buildings less than 3,000 SF GFA	Site Plan
Commercial sales and services in buildings of 3,000 SF GFA or more	Special Permit
Business offices in buildings less than 3,000 SF GFA	Site Plan
Business offices in buildings of 3,000 SF GFA or more	Special Permit
Medical offices in buildings less than 3,000 SF GFA	Site Plan
Medical offices in buildings of 3,000 SF GFA or more	Special Permit
Medical clinics	Special Permit
Personal service businesses	Special Permit
Public and semi-public uses and/or buildings	Special Permit
Restaurants, provided that such uses contain at least 800 square feet of indoor floor space devoted to customer seating area.	Special Permit
Dwelling units located on upper floors	Special Permit
Protected Town Landmarks	Special Permit
All development located more than 100 feet from the street line	Special Permit

D. Possible Corollary Steps

1. Review / Revise Use Definitions

Sales / Service Related Definitions

Retail Sales - See Commercial Sales and Service.

Commercial Sales and Service - A business or use where products or services are sold or dispensed at retail, wholesale or any other medium or mechanism of trade. For purposes of these regulations, the addition of the terms "internal" or "external" further qualifies this term. This also includes Financial Service uses. Other uses defined in this Section 210 shall not be considered part of this definition.

Financial Service - A business or use regulated by the State or Federal Government as a 'bank' and any business which makes loans, mortgages, accepts deposits, gives financial advice, or buys and sells securities on behalf of its customers or clients.

Personal Service Business - An internal business or use which provides a form of service such as a barber, dry cleaners, business service, or craftsman but not including the sale of products except where incidental to the principal service-oriented use.

Retail Liquor Permit - Any permit issued by the State Liquor Control Commission under the General Statutes, permitting the sale of alcoholic liquor in containers for consumption off premises and forbidding consumption on premises.

Remove distinction between "internal" and "external"?

Is the "internal" or "external" distinction meaningful?

Separate bank from commercial sales?

Should Financial Services be pulled pout as a separate use or should a bank be a subset of commercial sales and service?

Is the definition of personal service clear enough in terms of fitness studios, nail salons, day spas, etc.?

Office Related Definitions

Offices, Administrative and Executive - An office facility which is designed to serve a **headquarters or central administration type function** and is not designed or oriented to provide goods and services directly to the local public. Parking facilities shall be used on a non-transient basis. In order to minimize the impact on traffic and parking by such facilities on neighboring residential areas, **the Commission shall have the right to impose a limit of one employee per 250 square feet.**

Delete this definition?

This definition seems antiquated and may not reflect the current realities of the office market.

Offices, Business and Professional - An office structure which supplies office space for businesses and professional persons who primarily provide goods or services directly to the local population. Such facility is **generally subdivided** into multiple units and typical tenants include **doctors**, lawyers, real estate agents, architects, engineers, and similar office uses. Requirements for pedestrian access and parking reflect the largely transient nature of the business activities.

Separate medical / dental office from business office?

Since the parking requirements can be different, it may make sense to recognize two different types of uses:

- Business office
- Medical / dental office

Add a definition for medical clinic?

This phrase could be used in the regulations for out-patient facilities

Add a definition for research / design laboratory?

This phrase is used in the regulations but is not defined

Automotive Related Definitions

Automotive Service - Any use where automobiles, trucks, motorcycles, or any motorized vehicles requiring licensing by the State **are sold or serviced**, including Motor Vehicle Repair, Motor Vehicle Service, and Motor Vehicle Service Stations as defined herein.

Garage, Commercial - Any lot, building or part thereof, used for the storage, service or repair of motors, engines, vehicles or boats for remuneration, including any rental, lease, or sale of any motors, engines, vehicles or boats

Motor Vehicle Repair - The repair of vehicles, as permitted by a Repairer's License as defined in Chapter 246 of the General Statutes, on any lot or in any building or part thereof.

Motor Vehicle Service - The servicing of vehicles as permitted by a Limited Repairer's License as defined in Chapter 246 of the General Statutes, on any lot or in any building or part thereof.

Motor Vehicle Service Station - Includes full service or combined full service/self service gas stations, auto repair shops and garages and similar uses but does not include body repair or painting.

Should there be a distinction between a “gas station” versus a “car dealership” versus a “repair garage” and where they are permitted?

At present, the regulations allow any automotive use in the SB / SBE districts and are not permitted elsewhere although there are 6 such uses in other districts:

- Two in DB-2
- Two in CBD
- One in NB
- One in R-1/2

Food Related Definitions

Restaurant - A business or use whose **principal** function is the preparation and serving of food for consumption on the premises **within the confines of the building** and **normally** served at tables, booths or similar sit-down accommodations but not including a night club or facility whose principal function is entertainment. This shall specifically exclude drive-through operations.

Food Service, Accessory - A designated portion of a principal building which dispenses food service to employees and guests of the building in which the use is located, i.e., a cafeteria or lunchroom.

Food Service, Convenience - A retail sales facility that has incidental sales of beverages, sandwiches and other prepared foods to be consumed primarily off-premises and may have a seating capacity of not more than eight persons or ten percent of the customer accessible floor area, whichever is greater. Standing room at eating counters shall represent one seating space for every two lineal feet of counter. For the purposes of this definition, customer accessible floor area is the area of the building physically and routinely accessed by customers, including display areas, seating areas, and bathrooms.

Catering Business - A place whose primary business (over 75% of business by value of items sold) is the sale of food and drink prepared in bulk in one location for service in individual portions at another property, or which involves preparation and service of food on premises not under the ownership or control of the operator of such service. The preparation and delivery of box lunches from a licensed restaurant is not considered a catering function. A residential kitchen within a residence cannot be licensed for a catering business. A catering business may have up to two tables and up to eight seats for patrons to eat and/or sample food.

“Within the confines of a building”?

Does this phrase limit or prevent outdoor dining or make some existing uses non-conforming?

Other Definitions

Funeral Home - The establishment of a funeral director or undertaker, which may or may not include facilities for the conduct of funeral services.

Hotel or Motel - A building, or portion thereof, containing rooms occupied primarily by transients who are lodged with or without meals, and in which there are certain public rooms and halls for the use of all guests, and in which are provided such services as are incidental to the use thereof as a temporary residence.

“Motel” or “Inn”?

Definition says “hotel or motel” but use tables refer to “hotel or inn”

Kennel - The housing or keeping of more than three dogs for show, boarding, temporary care, or sale.

Mixed-Use Development - For the purpose of the **DBR Zone**, a use of land, buildings or structures with a combination of office, recreational facilities and/or multi-family dwellings.

Protected Town Landmark - Any building, structure, group of structures or natural feature, together with the site of land on which standing, as designated under these Regulations by the Planning and Zoning Commission. In order to define a Protected Town Landmark, the Commission shall determine on the basis of factual data, or expert opinion, that the landmark possesses a degree of historic significance, architectural uniqueness, or cultural value which would represent a severe cultural loss to the community if destroyed or altered, and that the preservation of the landmark warrants special regulations for its protection and proper use as per section 1051.

Public and Semi-Public Uses - Uses such as churches, libraries, post offices, and facilities of the Town, the State, or the U.S. Government.

“Uses” or “Building”?

Some zones treat “uses” and “buildings” separate

Recreation Facility, Indoor - A commercial establishment which provides indoor recreation facilities such as tennis clubs, skating rinks, bowling alleys, health clubs, racquetball clubs and other similar uses.

Self-Storage Facility - A facility consisting of individual, indoor self-storage units for the storage of business, personal or household goods as well as the indoor and/or outdoor storage of boats, cars, trailers, recreational vehicles and small trucks, rented or leased on an individual basis and related services. This use shall be for those who are to have access to such units for storing and removing personal property only, and not for residential purposes. Such a use does not allow for the rental of trailers or vehicles, or the outdoor storage of construction equipment. All outdoor vehicle storage shall be for licensed, registered vehicles.

Assisted Living Facility (ALF) - A managed residential community consisting of private residential units and providing assistance with activities of daily life such as meal service, laundry service, housekeeping, social and recreational activities, transportation and personal services in a group setting to persons primarily fifty-five (55) years and older who require help or aid with activities of daily living. An ALF may provide nursing-type services, but is not a nursing home or convalescent facility as defined by State of Connecticut Regulations.

Independent Living Facility (ILF) - A managed residential community consisting of private residential units and providing meal service, laundry service, housekeeping, social and recreational activities, transportation and personal services in a group setting to persons primarily fifty-five (55) years and older. An ILF is not a nursing home or convalescent facility as defined by State of Connecticut Regulations. See also Subsection 667 and the definition of a Private Residential Unit.

Memory Care Facility (MCF) - A managed residential community consisting of private residential units and providing assistance with activities of daily life such as meal services, laundry service, housekeeping, social activities, transportation and personal services in a group setting to persons with Alzheimer's disease and other forms of permanent memory impairment. A MCF is not a nursing home or convalescent facility as defined by State of Connecticut Regulations.

2. Revisit Certain Parking Standards (Section 904)

Residential Use	Current Standard	Possible Change
One and two-family residences	2 spaces for each family unit.	
Multi-family dwelling	2 1/2 spaces for each dwelling unit as provided in Section 512(a).	
Housing for the Elderly	1 1/2 spaces for each dwelling unit except as provided in Subsection 514.2(e).	
Roomers and Boarders accessory to a residence	1 1/2 spaces for each bedroom offered for rent.	
Home occupation or professional office permitted by Special Permit in a residential zone as an accessory use	Up to 4 spaces maximum in addition to spaces required for residential units.	

Office Use	Current Standard	Possible Change
Executive and/or administrative, business and professional offices Business Offices	1 space for each 250 sq. ft. of gross floor area	4.0 spaces per 1,000 SF GFA (no change)
Medical / Dental Offices	1 space for each 250 sq. ft. of gross floor area. In the DB-I and DB-2 zones, the requirement shall be 4 spaces per physician and one space for each employee.	4.0 spaces per 1,000 SF GFA in CBD or NH (no change) 6.0 spaces per 1,000 SF GFA elsewhere (possible increase)
Research Laboratory	1 space for each 250 sq. ft. of gross floor area.	4.0 spaces per 1,000 SF GFA (no change)

Sales / Service Use	Current Standard	Possible Change
Retail / Commercial sales and services	1 space for each 150 sq. ft. of gross floor area except where such areas are specifically exempted as per Section 1057.	4.0 spaces per 1,000 SF GFA (reduction)
Furniture and Carpet Stores	6 spaces for each 1,000 sq. ft. of gross floor area.	4.0 spaces per 1,000 SF GFA (reduction)
Personal service business	1 space for each 150 sq. ft. of gross floor area except where such areas are specifically exempted as per Section 1057.	4.0 spaces per 1,000 SF GFA (reduction)

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Food Use	Current Standard	Possible Change
Restaurant or place dispensing food excluding patron bar area	1 space for each 100 sq. ft. of gross floor area. There is no parking requirement for areas in the basement or attic that are used exclusively for storage.	<i>FYI - Some communities regulate by number of seats</i>
Patron bar area of restaurants taverns and cafes	1 space for each 20 sq. ft. of gross patron floor area.	
Catering Business	1 space for each 250 sq. ft. of gross floor area.	4.0 spaces per 1,000 SF GFA (no change)
Dinner Theater	1 space for each 3 seats or customer stations for which the facility is designed, plus 1 space for each employee station.	
Outdoor seating/dining as allowed by Special Permit in conjunction with a non-residential use that has sufficient on-site parking to comply with the Zoning Regulations	No spaces are required for the first sixteen outdoor seats. Seventeen seats or over require one space for each two seats thereafter.	

Automotive Use	Current Standard	Possible Change
Motor Vehicle Service Stations	At least 14 parking spaces for overnight parking and/or storage of motor vehicles, equipment and parts of vehicles plus a disabled vehicle storage area of: <ul style="list-style-type: none"> • at least 500 SF for lots up to 21,780 SF or • 1,000 sq. ft. for lots over 21,780 SF. An additional 5 parking spaces shall be required if an accessory towing service is permitted by Special Permit. Additional appropriate parking spaces are to be determined by the Commission for any other accessory uses.	
Automobile or Truck Sales or Rental	20 percent of the area of the lot intended for sale and storage of vehicles shall be reserved for customer/employee parking.	

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Hospitality Use	Current Standard	Possible Change
Hotel, Motel or Inn	1 space for each guest room, plus 1 space for each employee, plus additional space as required by these regulations for permitted accessory uses such as restaurants, dining rooms, lounges, and other similar spaces.	

Storage / Utility Use	Current Standard	Possible Change
Wholesale, storage or utility structure	1 space for each employee for which the building or use is designed or 1 space for each 500 sq. ft. of gross floor area whichever is greater.	
Self-storage Facility	4 outdoor parking spaces for the first 10,000 square feet of storage building, plus one additional parking space for each 10,000 square feet of storage building, or portion thereof. Required parking may be in front of storage units and/or parallel to the building to facilitate loading and unloading, and shall comply with all dimensional and layout requirements.	

Institutional Use	Current Standard	Possible Change
Church or other place of worship, theater, auditorium, athletic or recreational facility or other place of public assembly	1 space for each 3 seats or for each 200 square feet or for each 3 persons permitted by the Fire Marshal to occupy the building, whichever would be the greatest.	

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Transportation Use	Current Standard	Possible Change
Railroad Passenger Station	1 space for each 3 regular passengers commuting from the station, as determined by the average number of commuter ticket books in use per month, to be provided within 500 feet from said railroad station platforms.	<i>Is this needed?</i>

Other Use	Current Standard	Possible Change
Other Uses	Reasonable and appropriate off-street parking requirements for structures and uses which do not fall within the categories listed above shall be determined in each case by the Commission.	

3. Clarify The Permit Process

The current language in the Regulations is not as clear as it could be in terms of identifying the type of approval required. Some text talks about a Zoning Permit when there are actually more significant steps that occur before that. This might become clearer with changes as indicated below.

Change Permitted Principal Uses sections to read:

With regard to the following uses, **change of type of use** within an existing building shall be permitted subject to approval of a Zoning Permit in accordance with Section 1102. **Construction of new floor area** shall require site plan approval by the Commission in accordance with Section 1020.

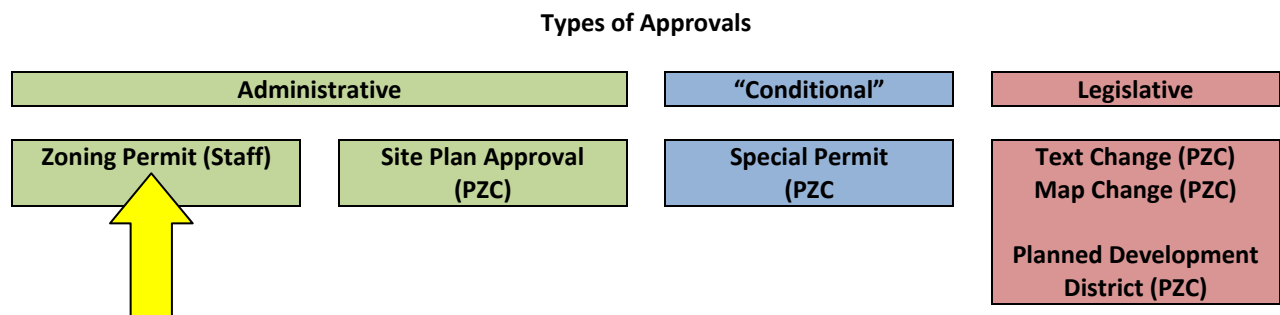
Change Permitted Principal Uses Requiring Special Permit sections to read:

The following uses, whether a **change of the type of use** within an existing building or involving **construction of new floor area**, shall require the approval of a Special Permit by the Commission in accordance with Section 1000.

Change Permitted Accessory Uses sections to read:

The following accessory uses may be permitted by:

- approval of a Zoning Permit in accordance with Section 1102, or
- site plan approval by the Commission in accordance with Section 1020.



*Regulations imply this
when a Site Plan or a
Special Permit is
typically required.*

4. Update Special Permit Criteria

Since some business uses are allowed by Special Permit, it may make sense to update the Special Permit criteria.

Existing Special Permit Standards (Section 1005)

- a. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation thereto, and the location of the site with respect to streets giving access to it, shall be such that it shall be in harmony with the appropriate and orderly development of the district in which it is located.
- b. The location, nature, size, and height of buildings, walls and fences, and the nature and extent of landscaping, screening, lighting and signs shall be such that the use shall not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value thereof.
- c. The elements of the Site Plan submitted as part of the Special Permit application shall accomplish the objectives for Site Plan Approval as specified in Subsection 1024.
- d. The design, location and specific details of the proposed use shall not adversely affect safety in the streets nor increase traffic congestion in the area, nor interfere with the pattern of highway circulation in such a manner as to create or augment unsafe traffic conditions between adjoining developments and the district as a whole.
- e. Streets and other rights-of-way shall be of such size, condition and capacity to adequately accommodate the traffic to be generated by the particular proposed use.
- f. Where it shall be proposed to convert a structure designed and built originally for other uses, the applicant shall show the adaptability of such structure to the proposed use, particularly in relation to the public health and safety.
- g. Wherever possible and reasonable, consideration shall be given to the protection, preservation, and/or enhancement of the natural environment, in conformance with Section 100.i and the Commission may require, as a condition of approving any plan, the use of conservation restrictions to protect and permanently preserve natural or unique features which enhance the character and environment of the area, or that shall be necessary for the control of sedimentation and erosion.
- h. In cases involving a request for an exception of Section 654 for special permission for first floor office or Financial Service use in lieu of commercial sales and service within the Central Business District, the Commission shall consider the presence or absence of off-street parking in direct proximity of the site, the character of surrounding uses, convenience of pedestrian access, location within the CBD and directly related types of considerations regarding the policies of the Town Plan of Conservation and Development and the preference for commercial sales and services uses (other than Financial Service uses) on the first floor.
- i. Special Permits shall not be granted for home occupations when the Commission determines that the proposed use will constitute a fire or safety hazard to neighboring residences and/or will adversely affect neighboring property values and/or will constitute a nuisance or otherwise be detrimental to the neighbors because of excessive traffic, excessive noise, odor or other circumstances.

Possible Special Permit Criteria

A. Suitable Location for Use

1. The location and size of the site, the nature and intensity of the operations involved in or conducted in connection with the use, and the location of the site with respect to streets giving access to it are such that the use shall be in harmony with the appropriate and orderly development in the district in which it is located and shall promote the welfare of the Town.
2. That the proposed use shall be of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and shall not be detrimental to the use or orderly development of adjacent properties in accordance with the zoning classifications of such properties.

B. Appropriate Improvements

1. The design elements of the proposed development will be attractive and suitable in relation to the site characteristics, the style of other buildings in the immediate area, and the existing and probable future character of the neighborhood in which the use is located.
2. The location, nature, and height of buildings, walls and fences, planned activities and the nature and extent of landscaping on the site will be such that the use shall not hinder or discourage the use or appropriate development of adjacent land and buildings.
3. The proposed use or activity shall not adversely affect the neighboring area as a result of inappropriate visual impacts, lighting, noise, smell or other impacts.
4. In cases where it is proposed to convert a structure designed and built originally for other uses, the structure is adaptable to the proposed use from the point of view of public health and safety.
5. Where it shall be proposed to convert a structure designed and built originally for other uses, the applicant shall show the adaptability of such structure to the proposed use, particularly in relation to the public health and safety.

C. Adequate Public Utilities and Services

1. The provisions for water supply, sewage disposal, and storm water drainage conform to accepted engineering practices, comply with all standards of the appropriate regulatory authority, and shall not unduly burden the capacity of such facilities.
2. The proposed use or activity shall provide easy accessibility for fire apparatus and police protection and is laid out and equipped to further the provision of emergency services.

(continued on next page)

Special Permit Criteria (continued)

D. Suitable Transportation Conditions

1. The design, location, and specific details of the proposed use or activity shall not adversely affect safety in the streets nor increase traffic congestion in the area nor interfere with the pattern of vehicular circulation in such a manner as to create or augment unsafe traffic conditions.
2. Parking areas will be of adequate size for the particular use and shall be suitably screened from adjoining residential uses and entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
3. Streets and other rights-of-way will be of such size, condition and capacity (in terms of width, grade, alignment and visibility) to adequately accommodate the traffic to be generated by the particular proposed use.

E. Environmental Protection & Conservation

1. Appropriate consideration shall be given to the protection, preservation, and/or enhancement of natural resources and unique resources including, where appropriate, the use of conservation restrictions to protect and permanently preserve such resources and features.
2. Appropriate consideration shall be given to the protection, preservation, and/or enhancement of historic and archeologic resources including, where appropriate, the use of conservation restrictions to protect and permanently preserve such resources and features.
3. Appropriate consideration shall be given to the protection, preservation, and/or enhancement of scenic resources including, where appropriate, the use of conservation restrictions to protect and permanently preserve such resources and features.

F. Long Term Viability

1. Adequate provision has been made for the sustained maintenance of the proposed development (structures, streets, and other improvements).

G. Consistency With Overall Objectives

1. The proposed use or activity does not conflict with the purposes of the Regulations, as may be amended.
2. The proposed use or activity does not conflict with achievement of the goals, objectives, policies, and recommendations of the Plan of Conservation & Development, as may be amended.
3. The proposed use or activity adequately addresses the health, safety, and welfare of the public, in general, and the immediate neighborhood in particular.

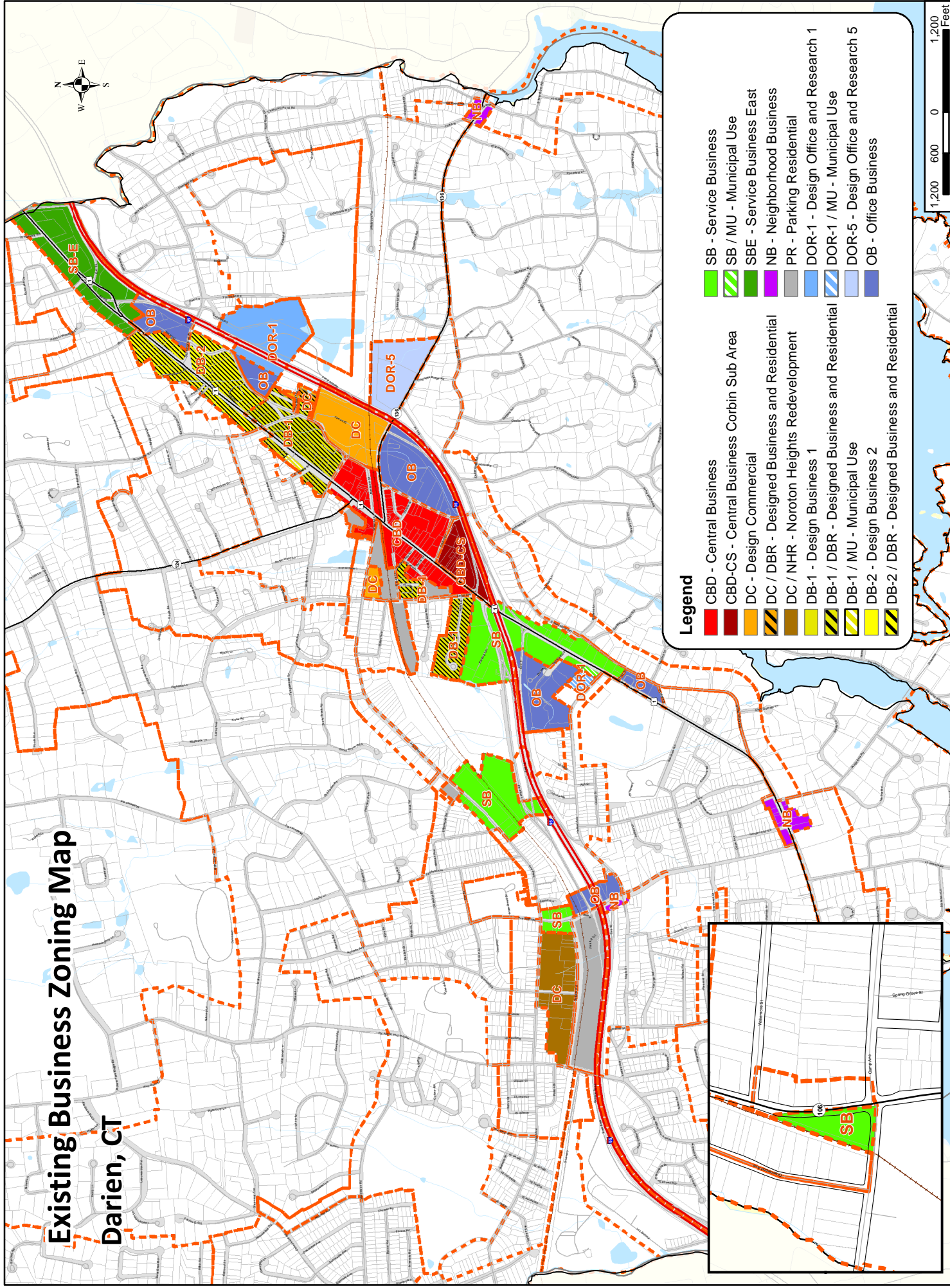
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Special Permit Criteria (continued)

H. Additional Considerations

1. **Financial Service Uses In CBD** - In cases involving a request for an exception of Section 654 for special permission for first floor office or Financial Service use in lieu of commercial sales and service within the Central Business District, the Commission shall consider the presence or absence of off-street parking in direct proximity of the site, the character of surrounding uses, convenience of pedestrian access, location within the CBD and directly related types of considerations regarding the policies of the Town Plan of Conservation and Development and the preference for commercial sales and services uses (other than Financial Service uses) on the first floor.
2. **Home Occupations** - Special Permits shall not be granted for home occupations when the Commission determines that the proposed use will constitute a fire or safety hazard to neighboring residences and/or will adversely affect neighboring property values and/or will constitute a nuisance or otherwise be detrimental to the neighbors because of excessive traffic, excessive noise, odor or other circumstances.

Existing Business Zoning Map Darien, CT



Legend

- | | |
|---|--|
| ■ CBD - Central Business | ■ SB - Service Business |
| ■ CBD-CS - Central Business Corbin Sub Area | ■ SB / MU - Municipal Use |
| ■ DC - Design Commercial | ■ SBE - Service Business East |
| ■ DC / DBR - Designed Business and Residential | ■ NB - Neighborhood Business |
| ■ DC / NHR - Noroton Heights Redevelopment | ■ PR - Parking Residential |
| ■ DB-1 - Design Business 1 | ■ DOR-1 - Design Office and Research 1 |
| ■ DB-1 / DBR - Designed Business and Residential | ■ DOR-1 / MU - Municipal Use |
| ■ DB-1 / MU - Municipal Use | ■ DOR-5 - Design Office and Research 5 |
| ■ DB-2 - Design Business 2 | ■ OB - Office Business |
| ■ DB-2 / DBR - Designed Business and Residential | |



Possible Business Zoning Map Darien, CT



Legend

Nodes

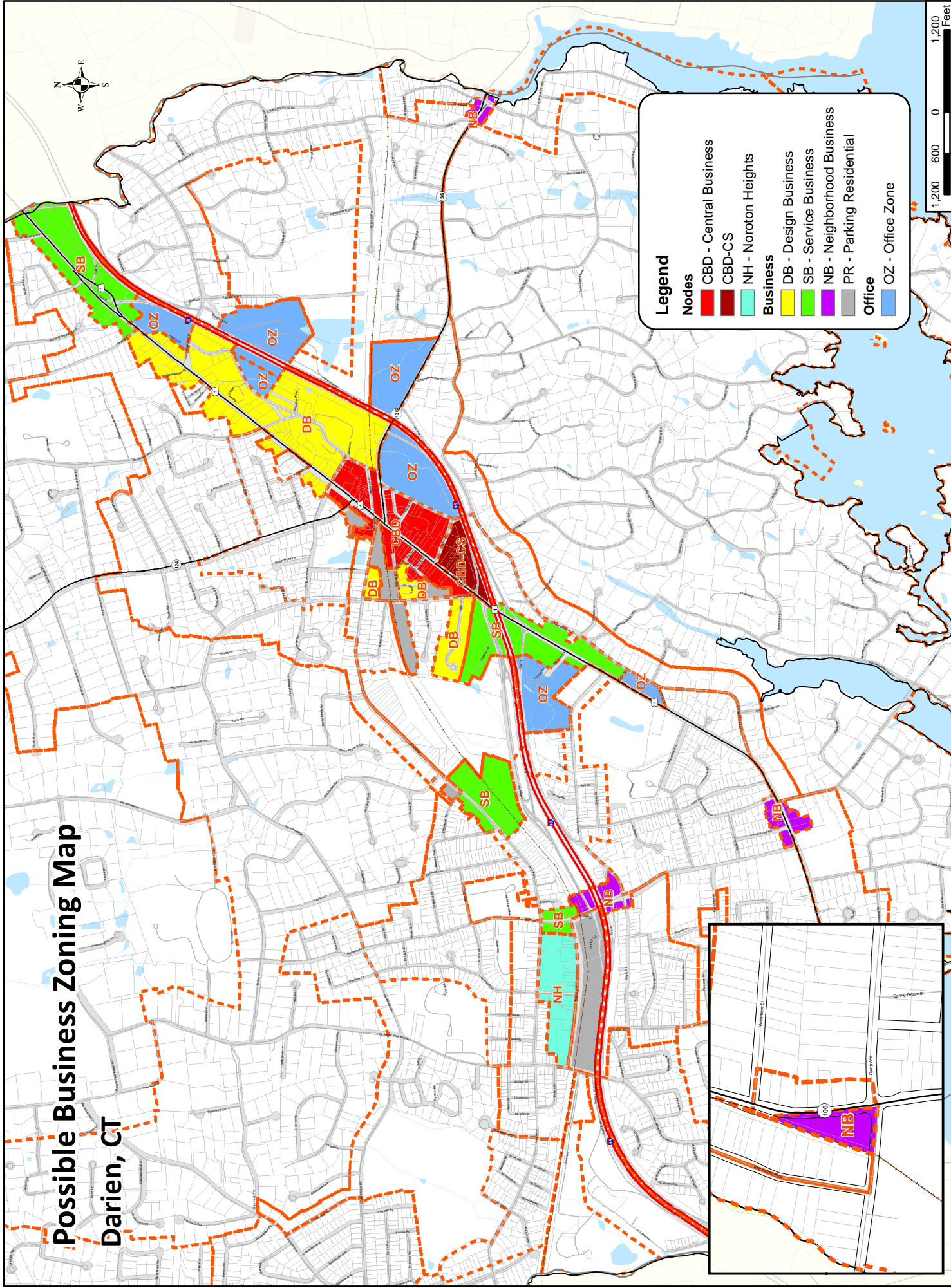
- CBD - Central Business
- CBD-CS
- NH - Noroton Heights

Business

- DB - Design Business
- SB - Service Business
- NB - Neighborhood Business
- PR - Parking Residential

Office

- OZ - Office Zone

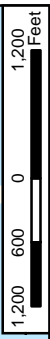


Business Zoning Map Changes Darien, CT



Legend

- | | | |
|---|--|---|
| Central Business to Parking Residential | Neighborhood Business to Residential 1 | Residential 1/3 to Design Business |
| Central Business to Residential 1/3 | Neighborhood Business to Residential 1/2 | Residential 1/3 to Neighborhood Business |
| Design Business 1 to Design Business | Office Business to Neighborhood Business | Residential 1/3 to Residential 1/5 |
| Design Business 1 to Residential 1/3 | Office Business to Office Zone | Residential 1/3 to Service Business |
| Design Business 2 to Design Business | Office Business to Residential 1/5 | Residential 1/5 to Residential 1/3 |
| Design Business 2 to Residential 1/2 | Office Business to Service Business | Residential 1/5 to Neighborhood Business |
| Design Commercial to Design Business | Parking Residential to Central Business | Residential 1/5 to Office Zone |
| Design Commercial to Noroton Heights | Parking Residential to Residential 1/3 | Service Business to Neighborhood Business |
| Design Commercial to Parking Residential | Parking Residential to Service Business | Service Business to Residential 1/2 |
| Design Commercial to Residential 1/5 | Residential 1/2 to Design Business | Service Business to Residential 1/3 |
| Design Office and Research1 to Office Zone | Residential 1/2 to Neighborhood Business | Service Business to Residential 1/5 |
| Design Office and Research 5 to Office Zone | Residential 1/2 to Service Business | Service Business East to Residential 1/2 |
| | | Service Business East to Service Business |



Permitted Principal Uses - Existing

COMMERCIAL SALES											
	CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Commercial sales and services		Zoning Permit	Zoning Permit	Special Permit				Site Plan			
Commercial sales and services, except that Financial Service uses shall be located on upper floors.	Zoning Permit										
Commercial sales and service <u>generally requiring external</u> storage or activity.					Special Permit	Zoning Permit	Zoning Permit				
Commercial sales and services uses may be allowed pursuant to ...the following requirements ...: <ul style="list-style-type: none">The property is served by public water and sewer;The property is at least three acres in size;The property is within 1,000 feet of the Central Business District (CBD).						Special Permit					
<u>Internal</u> retail sales uses limited specifically to bulky products or goods such as furniture, carpeting and similar items generally requiring convenient or direct access to the customer's motor vehicle.					Special Permit						
Maintenance, continuance and replacement of commercial sales and service facilities legally existing as of the effective date of these Regulations.					Listed as accessory use						
GENERAL SERVICES											
	CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Personal service businesses	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit			Special Permit			
Veterinary hospitals, clinics and indoor kennels						Special Permit					
Home improvement contractors, home improvement suppliers and other similar service contractors							Special Permit				

AUTOMOTIVE SERVICES											
	CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Automotive services as defined in Section 210						Special Permit	Special Permit				
Sale of vehicles is not allowed within 100 feet of a residential zone							Special Permit				
RESTAURANT / FOOD / HOSPITALITY											
Restaurants	Special Permit	Special Permit									
Restaurants, provided that such uses contain at least <u>800 square feet</u> of indoor floor space devoted to customer seating area.			Special Permit								
Restaurants provided that at least <u>1,200 square</u> feet of indoor space shall be devoted to customer tables and seating area						Special Permit	Special Permit				
Any permitted use involving the sale of prepared foods whether intended for consumption on or off the premises.		Special Permit	Special Permit					Special Permit			
The sale of prepared food such as candy or ice cream for consumption on or off the premises	Special Permit										
Catering Business						Special Permit					
Dinner theaters											Special Permit
Hotels and inns						Special Permit					

OFFICE	CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Offices, executive and administrative									Special Permit	Special Permit	Zoning Permit
Offices, business and professional and medical .											Zoning Permit
Business and professional and medical offices each containing <u>less than 3,000 square feet</u> of gross floor area				Zoning Permit							
Business and professional and medical offices containing <u>more than 3,000 square feet</u> of gross floor area				Special Permit							
Business and professional and medical offices <u>not exceeding 5,000 square feet</u> of gross floor area					Zoning Permit						
Business and professional and medical offices <u>over 5,000 square feet</u> of gross floor area					Special Permit						
Business and professional offices located on the upper floor of a structure	Zoning Permit		Zoning Permit								
Business and professional offices, where such uses shall be located on the upper floor or floors of a structure.		Zoning Permit									
[Certain] Business and Professional Offices on the first floor ... limited to ... real estate, insurance, securities brokerages; leasing; mortgage banking; banking; travel services and the like.		Special Permit	Special Permit								
Financial Service and/or business and professional offices on the first floor , provided ... the retail/commercial sales and service use ...of such space is impractical, undesirable, and/or inconsistent with the standards under Subsection 1005h	Special Permit										
Research laboratories											Zoning Permit
Research and design laboratories, but excluding manufacturing, processing, assembly and packaging of products for sale or distribution									Special Permit	Special Permit	

RESIDENTIAL											
	CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Dwelling units located on upper floors	Zoning Permit	Special Permit		Special Permit				Special Permit			
Dwelling units located on the second floor of an existing building		Special Permit			Special Permit						
Dwelling units located on the second floor of existing buildings not utilized for automotive services						Zoning Permit					
Dwelling units located on the second floor of buildings not utilized for automotive services							Zoning Permit				
Dwelling units located on the first, or first and second floors of existing buildings not utilized for automotive services						Special Permit					
Assisted Living Facility, Memory Care Facility or a combination thereof. (special dimensional req'ts if addition)					Special Permit						
Assisted Living Facility, Memory Care Facility or combination thereof as defined in Section 627 .									Special Permit	Special Permit	
Assisted Living Facility, Independent Living Facility or a combination thereof. See Section 668						Special Permit					
PUBLIC / INSTITUTIONAL											
	CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Public and semi-public uses	Zoning Permit	Special Permit		Zoning Permit	Zoning Permit			Site Plan			
Public and semi-public uses generally requiring external storage or activity						Zoning Permit	Zoning Permit				
Public and semi-public buildings		Zoning Permit	Zoning Permit								
Educational, philanthropic, cultural and recreational uses serving a community need or convenience									Special Permit	Special Permit	

OTHER		CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Churches and other places of worship intended primarily to serve religious needs of the local community.												Special Permit
Protected Town Landmarks		Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit			Special Permit
Indoor recreation facilities			Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit				
Clubs <u>or</u> lodges / Clubs <u>and</u> lodges		Special Permit			Special Permit	Special Permit						Special Permit
All uses permitted in the R-1/2 Zone					Zoning Permit	Zoning Permit						
Railroad stations and mass-transit facilities		Zoning Permit										
All new site development and redevelopment under Section 680 of the Zoning Regulations			Special Permit									
All development located more than 100 feet from the street line									Special Permit			

Lot-Related Standards - Existing

	CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Minimum Lot Area	None	1/2 acre	1 acre	None	1/2 acre	None	None	None	1 acre	5 acres	½ acre
Minimum Lot Width	40	150	150	60	80	100	100	40	150	300	100
Minimum Lot Frontage	40	150	150	60	80	100	100	40	75	100	100
Minimum Lot Depth	100	150	150	100	100	100	100	100	150	300	150

Coverage-Related Standards - Existing

	CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Maximum Building Coverage	None	35%	20%	25% (if less than 0.6 acres)	None	20%	20%	20%	20%	15%	20%
Special Provisions				Determined by FAR	Determined by FAR 35% for ALF / MCF				25% with OS dedication		
Maximum Developed Site Area	None	85%	80%	80%	70%	80%	80%	80%	50%	50%	80%
Special Provisions					75% for ALF / MCF						

Setback-Related Standards - Existing

Front Yard Setback		CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Minimum setback if no parking in front		None	6	0	20	30	30	30	10	40	100	30
if parking in front		75 (100 from CL)		75 (100 from CL)	75 (100 from CL)	75 (100 from CL)	65 (90 from CL)	75	75 (100 from CL)			75 (100 from CL)
Special Provisions		50% of R front yard if within 100 feet of R District	50% of R front yard if within 50 feet of R District	Same as R front yard if abut R District	10 by CU if corner lot on BPR				100 <i>maximum</i>	50 if abut R District	100 if abut R District	
Side Yard Setback		CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Minimum Setback		None required / 4' if provided	None required / 4' if provided	None required / 4' if provided	4	15	None required / 4' if provided	10	None required / 4' if provided	35	75	10
if drive to parking		25' / 12.5' if shared	25' / 12.5' if shared	25' / 12.5' if shared		25'	25' / 12.5' if shared	25' / 12.5' if shared	25' / 12.5' if shared			25'
Special Provisions		Same as R side yard if abuts R District	Same as R side yard if abuts R District	Same as R side yard if abuts R District		0 by CU	Same as R side yard if abuts R District	Same as R rear yard if abuts R District	Same as R side yard if abuts R District	50 if abuts R District	100 if abuts R District	0 if results in a better plan
Rear Yard Setback		CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Minimum Setback		20	25	50	25	25	20	25	20	35	75	50
if abut Residential Zone		Same as R rear yard			Same as R rear yard	Same as R rear yard	Same as R rear yard	Same as R rear yard	Same as R rear yard	50	100	
if corner lot and not abut any other zone		Same as side			Same as side	Same as side	Same as side	Same as side	Same as side			
Other		CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Minimum Building Setback from Any Residential or DOR Zone					25	25						50

Building-Related Standards - Existing

Building Height	CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Maximum Height in Stories	2	2	2	2	2	2	2	2	2	2	2
Maximum Height in feet	28	30	28	28	28	25	25	28	35	28	28
Special Provisions	3 / 35 if open space provided <i>More height in Corbin Sub-Area with PZC approval</i>	3 / 45 if open space provided			<i>3 / 32 for ALF / MCF</i>						
Floor Area Ratio	CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Maximum Floor Area Ratio									None	0.15	
Special Provisions				(for lots 0.6 acres or more) 0.40 of the first 10,000 SF of lot area plus 0.20 of next 20,000 SF of lot area plus 0.10 of all lot area over 30,000 SF	0.40 of first 10,000 SF of lot area plus 0.20 of all lot area over 10,000 SF <i>Maximum Average FAR not applicable for ALF / MCF</i>						

Dwelling-Related Standards - Existing

	CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Maximum Floor Area of each (all) Dwelling Unit	1,000 SF	1,200 SF	1,000 SF		1,000 sq. ft.			1,000 SF			
Special Provisions		1,500 SF max. if in accord with Section 1005a-g 12 units / gross acre maximum			<i>Floor area per ALF / MCF unit limited to 800 SF</i>						

Landscaping Requirements - Existing

	CBD	NHR	DC	DB-1	DB-2	SB	SB-E	NB	DOR-1	DOR-5	OB
Minimum Front Landscape Depth	None	6	6 unless structure located on street line	20	30	6	18	10			10
Special Provisions							10 minimum front depth if lot less than 150 feet deep				Minimum to parking <ul style="list-style-type: none"> • 10 FY • 5 SY unless shared • 25 to residential zone

[illegible]